

**GOVERNMENT OF ANDHRA PRADESH**

**A B S T R A C T**

Municipal Administration and Urban Development Department – Venkatapuram Gram Panchayat, Eluru Mandal, West Godavari District – Change of land use from Agricultural use to Residential use to an extent of Ac.2.93 cents in R.S.No.294, 287/2P of Venkatapuram Gram Panchayat, Eluru Mandal – Draft variation - Confirmed – Orders - Issued

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT**

**G.O.Ms.No.197**

**Dated:20.09.2014**

**Read the Following:**

1. From Director of Town & Country Planning, Hyderabad Lr.Roc.No.9693/2013/R, Dated:30.09.2013.
2. Government Memo No.21872/H1/2013-1, Dated:21.12.2013.
3. From the Director of Town & Country Planning, Hyderabad, Lr.Roc.No.9693/2013/R, Dated:12.02.2014
4. Government Memo.No.11411/I2/2012, MA&UD (I2) Department, Dated:30.06.2012.
5. Government Memo.No.21872/H1/2013, MA&UD (H1) Department, Dated:30.05.2014.
6. From the Commissioner of Printing, Andhra Pradesh Gazette. No.274, Dated:05.06.2014.
7. From the Director of Town & Country Planning, Hyderabad, Lr.Roc.No.9693/2013/R, Dated:30.06.2014.

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**ORDER:**

The revised draft variation to the land envisaged in the General Town Planning Scheme for Eluru issued in reference 5<sup>th</sup> read above, was published in Andhra Pradesh Extraordinary Gazette No.274, Part-I, Dated:05.06.2014. The Director of Town & Country Planning, Hyderabad in the reference 3<sup>rd</sup> read above has informed that the applicant has paid an amount of Rs.35,574/- towards Development/ Conversion charges. Further in the reference 7<sup>th</sup> read above the Director of Town & Country Planning, Hyderabad has informed that, the Panchayat Secretary, Venkatapuram Gram Panchayat has published the draft variation notification in both English & Telugu daily news papers. Upon publication no suggestions/ objections received from the public. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**Dr. D. SAMBASIVA RAO**

**PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.  
The Director of Town and Country Planning, Andhra Pradesh, Hyderabad.  
The Regional Deputy Director of Town Planning, Rajahmundry, E.G. District.  
The Panchayat Secretary, Vekatapuram Gram Panchayat, Eluru Mandal,  
West Godavari District.

Copy to:

The Individual through the Panchayat Secretary, Vekatapuram Gram Panchayat, Eluru Mandal, West Godavari District.  
The Collector & District Magistrate, West Godavari District.

**// FORWARDED :: BY :: ORDER //**

**SECTION OFFICER  
(P.T.O.)**

**NOTIFICATION**

The following draft variation to the Eluru General Town Planning Scheme sanctioned in G.O.Ms.No.312 MA., dated:25.07.1975, proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

**VARIATION**

The site in R.Sy.No.287/2P & 294 to an extent of Ac.2.93 cents of Venkatapuram, Eluru Town, the boundaries of which are shown in the schedule hereunder and which is earmarked for Agricultural land use in the General Town Planning Scheme (Master Plan) of Eluru sanctioned in G.O.Ms.No.312 MA., dated:25.07.1975, is now designated for Residential use by variation of change of land use as the proposed site is surrounded by residential developments on western side subject to taking over of approach road by Gram Panchayat and also based on the Gram Panchayat Resolution No.35, dated.01.06.2013 as marked "A to H" in the revised part proposed land use map G.T.P.No.3/2014/R, available in the Venkatapuram Gram Panchayat office, Eluru Mandal subject to the following conditions that;

1. The approach road shall be taken over by the Gram Panchayat.
2. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

North	:	Agricultural land in R.S.No.295
East	:	Agricultural land in R.S.No.299
South	:	Agricultural land in R.S.No.301
West	:	Partly plots and partly existing 33'-0" wide road.

**Dr. D. SAMBASIVA RAO**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

**SECTION OFFICER**